



Zoning Requirements for New One- and Two-Family Dwellings and Additions to Existing New One- and Two-Family Dwellings

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Department of City Planning and Development – Development Services

City of Kansas City, Missouri

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This Information Bulletin should be used along with **Information Bulletin No. 100, Requirements for Plans Review Submittal for One and Two Family Dwellings**, and **Information Bulletin No. 104, Required Building Inspections for One and Two Family Dwellings**. This Information Bulletin contains excerpts from Chapter 88, Kansas City Zoning and Development Code, (KCZDC) Chapter 18, Kansas City Building and Rehabilitation Code, and Chapter 52, Parking Stations. Therefore, when there is a conflict between this Information Bulletin and the applicable ordinance, the ordinance shall govern.

In zoning districts R-10, R-7.5, R-6, R-5 and R-2.5 a new residence or an addition to an existing residence in a conventional development shall meet the following zoning requirements (for districts other than those listed above, please reference Section 88-110-06 of the KCZDC):

1. Front yard setback - twenty five (25) percent of the depth of the lot but need not exceed thirty (30) feet in districts R-10, R-7.5 and R-6 and twenty five (25) feet in district R-5 and R-2.5..
2. Side yard setbacks - ten (10) percent of the lot width, such side yard need not be more than eight (8) feet from the interior lot line. A minimum side yard setback of 15 feet is required when the side yard abuts a street.
3. Rear yard setbacks - twenty five (25) percent of the depth of the lot but need not exceed thirty (30) feet in districts R-10, R-7.5, R-6 and R-5 and twenty five (25) feet in district R-2.5.
4. Platted building lines and easements may require greater setbacks than stated above. These may be found on a mortgage survey. Refer to section 88-820 for measurements and exceptions to the above requirements..

Note: If the proposed building is located less than five (5)) feet from a property line, the wall along the property line shall be constructed as a one-hour fire-resistive assembly. Exterior walls located between 3 and 5 feet from the property line can have up to 25% of the wall area as openings. Projections that are between 2 and 5 feet shall be constructed on one hour fire resistive construction. (Table R302.1 of the IRC)

5. Lot width and area – Two unit homes (Duplexes) are allowed in district R-5 and district R-2.5 and require a minimum lot width of forty five (45) feet in district R-5 and forty (40) feet in district R-2.5. Lot area of ten thousand (10,000) square feet is required for a duplex in district R-5 and Five thousand (5,000) square feet is required for a duplex in district R-2.5.

EXCEPTIONS: The Kansas City Zoning and Development Code contains the following exceptions for lot area which allow the construction of a single family dwelling:

Lot area: A single family dwelling, wherever permitted as an allowable use, may be erected on any area of land in separate ownership which was in existence at the time of the passage of the original Ordinance No. 45608, passed June 4, 1923, or any subsequent amendment thereto which causes the area of land in separate ownership to contain less area than required to house one family in the district in which it is located, provided the front, side and rear yard requirements of this chapter are met. For purposes of this section, separate ownership shall mean any lot previously established by a recorded subdivision plat, approved lot split or any lot established by a recorded conveyance.

6. One off-street parking space shall be provided for each dwelling unit. No parking shall be located in the front yard and street side setbacks except as otherwise expressly stated. A residential parking space for detached houses, attached houses and two unit houses may be located on an approved driveway in the front setback. No more than 40% of the front yard area and 20% of the street side yard area may be paved or used for vehicle use. Driveways serving one & two family dwellings shall be paved with asphalt or concrete as required by the Parking Station Ordinance.
7. Variances to any of the height, yard (setback), and area provisions of the Zoning Ordinance may be requested through the Board of Zoning Adjustment. Contact the Department of Planning & Development, (816) 513-2846, for information on applications for variances.

Please contact the Plans Review Division of Development Services, (816) 513-1511, if you have any questions regarding this information bulletin.